

PROPOSED MINUTES
LAKETOWN TOWNSHIP PLANNING COMMISSION
4338 BEELINE ROAD
ALLEGAN COUNTY
HOLLAND, MI 49423
(616) 335-3050

APRIL 6, 2022

ARTICLE I. CALL TO ORDER

Chair Randy Becksvoort called the planning commission meeting to order at 7:01 p.m.

MEMBERS PRESENT: Dick Becker, Randy Becksvoort, Jim Johnson, Marcia Perry

MEMBERS ABSENT: Chad Nienhuis

STAFF PRESENT: Al Meshkin -- Township manager
Ron Bultje – Township attorney
Jim Hayden – Public information officer

ARTICLE II. APPROVAL OF MINUTES

Motion by Johnson, second by Becker, to approve the minutes of the March 2, 2022, meeting. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

ARTICLE III. OLD BUSINESS

A. Kaletka Special Use Request

David and Cheryl Kaletka, 6364 144th Ave., Holland, parcel # 0311-014-015-00, zoned R-1 Rural Estate District, request for a special use permit to operate an adaptive educational farm for children and adults with disabilities. The site is called Fellinlove Farm. Cheryl Kaletka said the facility has been operational for about 11 years and a non-profit 501(c)(3) since 2017. The Kaletkas also asked for a 32-foot by 24-foot barn-like structure (roof but no walls) for horse riding.

The issue was tabled at the January meeting because commissioners wanted more information including documentation of hours, special events, signage, maximum attendance, what the trail looks like and parking plans. At the March meeting, the issue was sent to attorney Ron Bultje to draft a resolution/report approving the special use request for consideration at the April meeting.

Attorneys for Fellinlove Farm addressed the commission, specifically noting items in the March 16 draft of the resolution/report under Exhibit A: Report section 5, subsections (h) days of operations (lawyers requested Monday through Saturday); (i) Hours (lawyers asked

for 8 p.m. closing once a month); (j) Number of guests (lawyers asked for 200); (k) all-terrain vehicles (lawyers requested golf carts and ATVs for staff be allowed); (m) fencing (lawyers noted this is expensive); (p) guests and visitors (lawyers requested open hours on Saturday); (q) pond (lawyers said this is needed for events); (t) driveway (lawyers said they talked with Allegan County Road Commission about this already); (v) natural screening areas (lawyers asked for clarification).

Commissioners discussed the resolution/report and Kaletka's attorney comments. Bultje summarized commissioner comments as follows:

- (h) days of operation: Monday through Saturday;
- (i) hours of operation: 10 a.m. to 6 p.m. (events end at 5 p.m. with one hour for people to leave the site) with 8 p.m. on four Saturdays total a year;
- (j) number of guests total of 100 on the property at one time;
- (k) golf carts OK to use for guests; ATVs OK for maintenance, property work;
- (m) eliminate any fencing requirements; new signs telling people to stay on the trail must be professionally done – no handwritten signs;
- (p) drop-in hours 2 to 6 p.m. Saturdays;
- (q) pond use must be supervised;
- (s) special assessment agreement requirement eliminated;
- (t) driveway permit from Allegan County Road Commission requirement eliminated;
- (u) animal limitations requirement is acceptable;
- (v) natural screening requirement is acceptable, what is green area on submitted document must remain green.

Bultje will revise the resolution/report and send it to Meshkin who will distribute it to the Kaletka's attorneys so the planning commission can address the issue at the May meeting.

Motion by Perry, second by Becker, to table the approval for a special use permit until the May 4 planning commission meeting. UNANIMOUS DECISION VOICE VOTE – MOTON APPROVED 4-0.

ARTICLE IV. NEW BUSINESS – None

ARTICLE V. CITIZEN COMMENTS

Mary Jo Bertolino, 6362 144th Ave.: Neighbor. Invasive species source of some of the green in photos of the property and can they be removed? Meshkin said yes and suggested contacting the Outdoor Discovery Center for details. Johnson said any trees or vegetation removed must be replaced with another species that will grow.

Jim Delaney, 6298 144th Ave.: Neighbor. Supports Fellinlove Farm as “the best kept secret in the township”; commended planning commission for their work.

Kathy Kingsley, 4363 64th St.: Neighbor. Lives near trail, concerned about having 100 people on farm site at once, considering how many people will end up in her backyard.

David Kaletka, 6364 144th Ave.: Said no one is going into Kingsley yard and was concerned about chicken coop.

ARTICLE VI. ADJOURNMENT

Motion by Johnson, second by Becker, to adjourn the meeting at 8:38 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.